

DLN # 100194 004 9510

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **PETER A. TYLER** of 1047 Fairbanks Road, Farmington, Maine 04938, for consideration paid, do hereby grant to **ERIC G. ARNOLD** and **JOY S. ARNOLD** of 13 Andover Road, Windsor Locks, CT 06096, with warranty covenants, as joint tenants, land in Phillips, Franklin County, State of Maine, bounded and described as follows, to wit:-

A certain lot or parcel of land situated on the southerly side of Parlin Road in the town of Phillips, County of Franklin, State of Maine, bounded and described as follows:

Beginning at an iron pin set on the assumed southerly sideline of Parlin Road on the lot line between Lot 8, Range 2 and Lot 9, Range 2 said pin being at the northeast corner of land now or formerly of Lori A. Berry as recorded in the Franklin Registry of Deeds in Book 2109, page 57 and Book 3459, Page 310. Thence by the following courses and distances:

- 1) N 64°-33'-07" E along the assumed southerly sideline of Parlin Road a distance of 78.02 feet to a point.
- 2) N 54°-15'-29" E along the assumed southerly sideline of Parlin Road a distance of 85.32 feet to a point.
- 3) N 42°-40'-34" E along the assumed southerly sideline of Parlin Road a distance of 302.56 feet to a point.
- 4) N 63°-29'-16" E along the assumed southerly sideline of Parlin Road a distance of 113.75 feet to a point.
- 5) N 71°-04'-35" E along the assumed southerly sideline of Parlin Road a distance of 528.80 feet to a point.
- 6) N 74°-01'-29" E along the assumed southerly sideline of Parlin Road a distance of 386.51 feet to a point.
- 7) N 79°-42'-54" E along the assumed southerly sideline of Parlin Road a distance of 138.61 feet to a point.
- 8) N 89°-51'-46" E along the assumed southerly sideline of Parlin Road a distance of 232.08 feet to an iron pin set at land now or formerly of Tyler Excavating Trust as recorded in the said Registry of Deeds in Book 3657, Page 201.
- 9) S 00°-00'-00" E along land of said Trust a distance of 414.71 feet to an iron pin set.
- 10) S 67°-26'-52" E along land of said Trust a distance of 1243.68 feet to an iron pin found at the southeast corner of Lot 9, Range 2 and land now or formerly Brett D. Rollins as recorded in the said Registry of Deeds in Book 3511, Page 283.
- 11) S 66°-16'-46" W along the Range Line between Range 1 and Range 2 and land now or formerly of Marjorie S. Porter et. al. a distance of 2566.78 feet to an iron pin set at the southwesterly corner of Lot 9, Range 2 and land now or formerly of George I. Berry as recorded in the said Registry of Deeds in Book 474, Page 524 and Book 1639, Page 283
- 12) N 21°-00'-14" W along the lot line between Lot 8, and Lot 9, land of said George Berry and land of said Lori Berry a distance of 1354.48 feet to the point of **beginning**.

The above-described parcel contains 64.97 acres. Bearings are referenced to grid north.

Maine Real Estate
Transfer Tax Paid

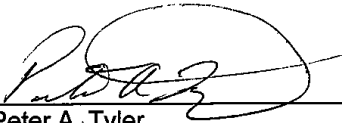
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The premises conveyed herein are a PART AND PART ONLY of the premises conveyed by Richard C. Stanchfield and Donna J. Stanchfield to this Grantor, Peter A. Tyler (under the name of Peter H. Tyler), under a deed of September 9, 2005 recorded at Book 2658, Page 129, Franklin County Registry of Deeds.

A 300' by 300' portion of the foregoing premises are SUBJECT TO an easement and restrictive covenant set forth in a Deed to Jonathan W. Taylor and Linda D. Taylor dated July 13, 2007, recorded at Book, 2928, Page 1, Franklin County Registry of Deeds. Reference may be had to the exhibit attached to said deed (at Book 2928, Page 3) for its location.

The premises conveyed herein are subject to the "Tree Growth Tax Law of the State of Maine," 36 M.R.S. §571 et seq., the tree growth tax status having also been previously disclosed to the grantees and the grantees herein acknowledge that in order to preserve tree growth status, they will need to comply with the requirements of this law.

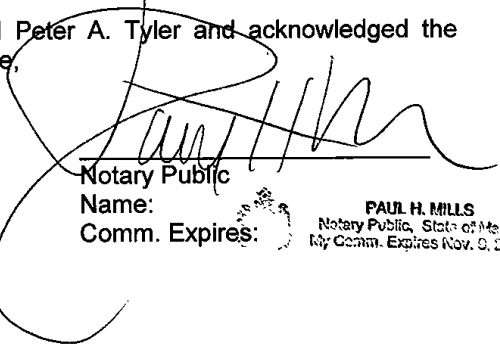

DATED this 31ST day of January, 2019


Peter A. Tyler

State of Maine
Franklin, SS

January 31ST, 2019

Personally appeared the above-named Peter A. Tyler and acknowledged the foregoing to be his free act and deed, before me,


Notary Public
Name:
Comm. Expires:  PAUL H. MILLS
Notary Public, State of Maine
My Comm. Expires Nov. 9, 2019

ca DEEDS tyler peter phillips wd

Paul Mills

Received
Franklin County Registry of Deeds
Susan A Black, REGISTER